

Chandler Park

Chandler Park is generally bounded by the Ford Freeway (I-94) to the north, Mack to the south, Alter to the east, and Conner to the west.

According to the 2000 Census, the area lost approximately twenty percent of its population and a quarter of its housing units, losses far greater than the citywide average. Sixty percent of the households in the area are female headed. Thirty seven percent of residents are youths, one of the highest proportions in the city.

❑ Neighborhoods and Housing

Issues: The residential areas along Chandler Park Drive and Dickerson are generally in good condition. However, housing conditions are in decline in the remainder of the area, particularly south of Warren near Conner. A large portion of the area, south of Warren, has been delineated for major housing reinvestment.

GOAL 1: Preserve sound neighborhoods

Policy 1.1: Maintain the stability of the area north of Warren through home repair programs and scattered-site infill development of similar scale and character to the existing housing stock.

GOAL 2: Rebuild neighborhoods

Policy 2.1: Develop large-scale infill in the area south of Warren and ensure housing reinvestment includes owner- and renter- occupied units, and a mix of affordable and market rate housing.

❑ Retail and Local Services

Issues: The Warren and Conner intersection is a highly visible commercial area. With the residential development south of Warren, the area will become an appealing location for commercial reinvestment.

GOAL 3: Increase the vitality of commercial thoroughfares

Policy 3.1: Take advantage of traffic volumes and visibility to develop intensive commercial uses at the Warren and Conner intersection with a

mix of retail, entertainment-related development, service establishments, and civic space.

GOAL 4: Increase the vitality of neighborhood commercial areas

Policy 4.1: Develop neighborhood commercial nodes along the most viable sections of Warren with a compatible mix of locally serving, small-scale businesses and medium density residential along the less viable sections.

□ **Parks, Recreation and Open Space**

Issues: Residents of the area benefit from the proximity of Chandler Park. However, there is a lack of connections between the park and the community. In addition, the park contains large open spaces with minimum recreational opportunities.

GOAL 5: Increase open space and recreational opportunities

Policy 5.1: Develop underutilized recreation spaces to support programmed activities.

GOAL 6: Increase access to open space and recreational areas

Policy 6.1: Implement a greenway along Conner Creek, connecting to the riverfront, Chandler Park and area institutions.

2000 Census - Demographic Profile

Neighborhood **Chandler Park**

Total Population

11,406

1990 Population

14,168

1990 to 2000 Change

-2,762

Percent Change

-19.49%

Race

White Only

386

3.38%

Black or African American
Only

10,674

93.58%

American Indian and Alaska
Native Only

69

0.60%

Asian Only

20

0.18%

Native Hawaiian and Other
Pacific Islander Only

0

0.00%

Other Race Only

82

0.72%

Two or More Races

175

1.53%

Hispanic Origin

Hispanic Origin (Any Race)

227

1.99%

1990 Hispanic Origin

44

1990 to 2000 Change

183

Percent Change

415.91%

Gender

Male

5,277

46.27%

Female

6,129

53.73%

Educational Attainment

Population 25 or older

5,965

52.30%

HS Graduate or Higher

3,767

63.15%

Assoc. Degree or Higher

553

9.27%

Age

Youth Population
(Under 18 Years Old)

4,208

36.89%

1990 Youth Population

5,314

1990 to 2000 Change

-1,106

Percent Change

-20.81%

0 to 4 Years Old

1,052

9.22%

5 to 10 Years Old

1,820

15.96%

11 to 13 Years Old

587

5.15%

14 to 17 Years Old

749

6.57%

18 to 24 Years Old

1,233

10.81%

25 to 44 Years Old

3,055

26.78%

45 to 64 Years Old

2,130

18.67%

65 Years Old and Older

780

6.84%

Households

Households

3,681

Average Household Size

3.03

Population in Group Quarters

254

2.23%

Population in Households

11,152

Family Households

2,582

70.14%

Married Couple Family

790

30.60%

Female Householder Family

1,549

59.99%

One Person Households

945

25.67%

Housing Units

Housing Units

4,279

1990 Housing Units

5,748

1990 to 2000 Change

-1,469

Percent Change

-25.56%

Vacant Housing Units

607

14.19%

Occupied Housing Units

3,672

85.81%

Owner Occupied

1,527

41.58%

Renter Occupied

2,145

58.42%

Housing Value

Owner Occupied Units

1,386

Less Than \$15,000

197

14.21%

\$15,000 to \$29,999

207

14.94%

\$30,000 to \$49,999

335

24.17%

\$50,000 to \$69,999

299

21.57%

\$70,000 to \$99,999

222

16.02%

\$100,000 to \$199,999

126

9.09%

\$200,000 or More

0

0.00%

Household Income

Less Than \$10,000

1,041

28.28%

\$10,000 to \$14,999

304

8.26%

\$15,000 to \$24,999

622

16.90%

\$25,000 to \$34,999

547

14.86%

\$35,000 to \$49,999

490

13.31%

\$50,000 to \$74,999

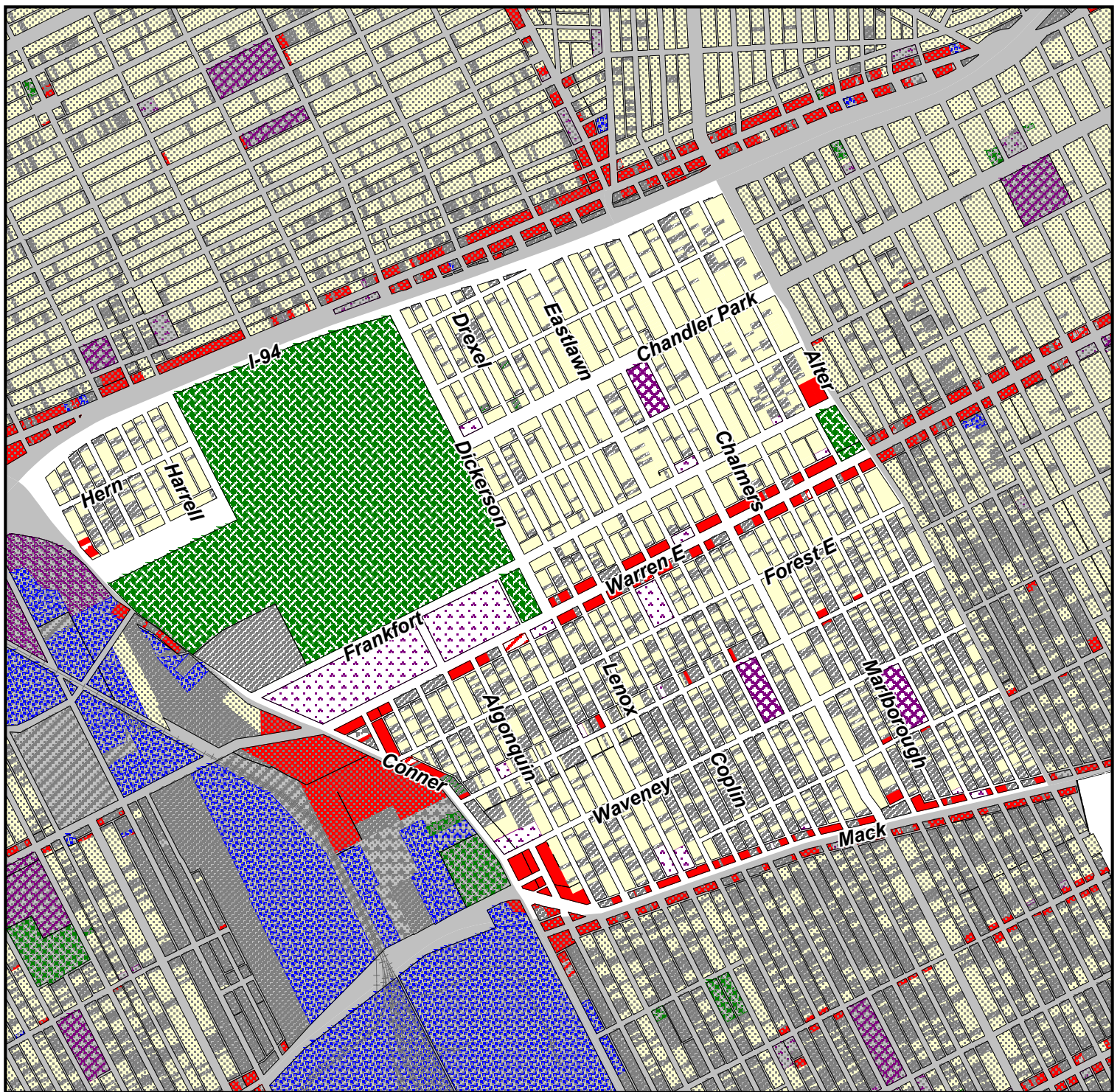
403

10.95%

\$75,000 or More

274

7.44%



Map 3-2A

City of Detroit
Master Plan of
Policies

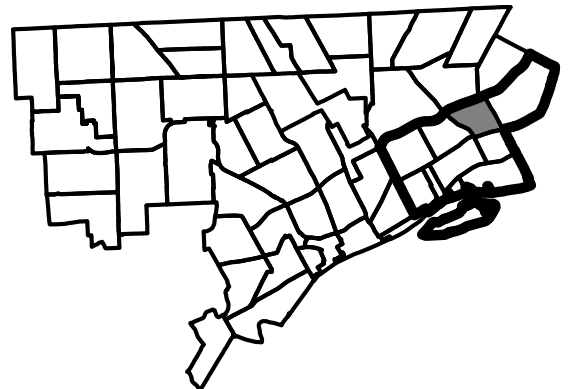
Neighborhood Cluster 3 Chandler Park

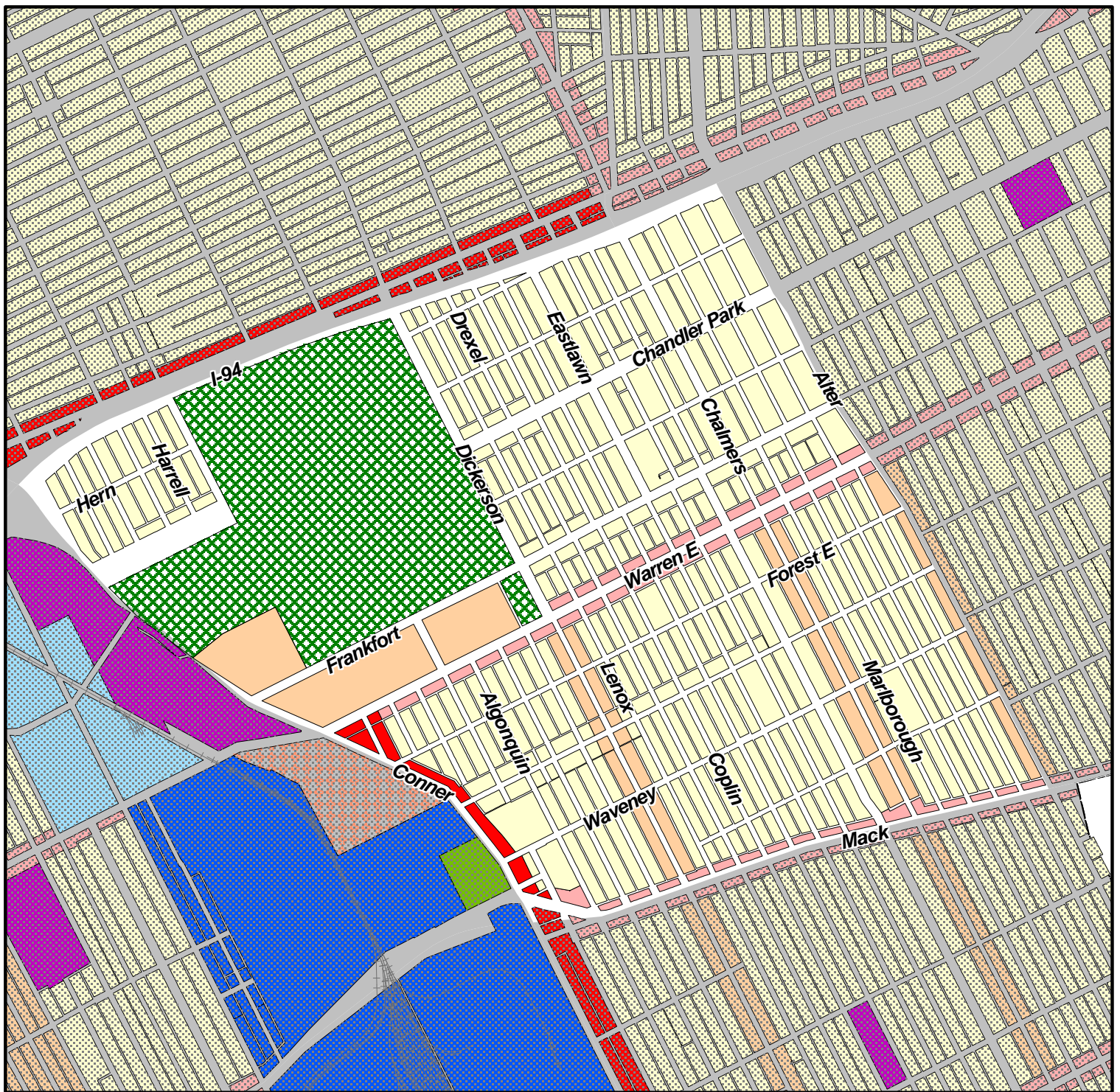


Existing Land Use * -

- | | |
|-------------------------|----------------------------|
| Residential | School - Primary/Secondary |
| Commercial | School - Other |
| Office | College/University |
| Industrial | Institutional |
| Transportation | Cemetery |
| Utilities/Communication | Recreation/Open Space |
| Hospital/Clinic | Vacant |

* January 2000 Existing Land Use. Sources:
Detroit Public Schools DataImage database;
Recreation Department Site Inventory;
Planning and Development Department's Property Information System (PINS);
Finance Department, Assessment Division's Integrated Physical Data System (IPDS).





Map 3-2B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Chandler Park



Future Land Use -

- | | |
|--------------------------------|--------------------------------|
| Low Density Residential | Light Industrial |
| Low-Medium Density Residential | Distribution/Port Industrial |
| Medium Density Residential | Mixed - Residential/Commercial |
| High Density Residential | Mixed - Residential/Industrial |
| Major Commercial | Mixed - Town Center |
| Retail Center | Recreation |
| Neighborhood Commercial | Regional Park |
| Thoroughfare Commercial | Private Marina |
| Special Commercial | Airport |
| General Industrial | Cemetery |
| | Institutional |

